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MARY J. MADISON
REGISTER OF DEEDS

MANUFACTURED HOME AND MANUFACTURED HOME PARK ORDINANCE

COUNTY OF YADKIN

Adopted April 21, 1997 / Effective May 1, 1997
Amended September 21, 1998 / Effective October 1, 1998
Amended August 21, 2000 / Effective September 1, 2000

CREDITS

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YADKIN COUNTY MANUFACTURED HOME AND
MANUFACTURED HOME PARK ORDINANCE

ARTICLE I

TITLE

This ordinance shall be known and be cited as the Manufactured Home and Manufactured Home Park Ordinance of Yadkin County, North Carolina.

ARTICLE II

AUTHORITY

The Board of County Commissioners of the County of Yadkin, pursuant to the authority conferred by the General Assembly of the State of North Carolina (General Statutes, Chapter 153A, Section 121) hereby ordain and enacts into law these articles and sections.

ARTICLE III

JURISDICTION

This ordinance shall apply to all the territory in Yadkin County except the incorporated towns and their extraterritorial planning jurisdiction, if applicable. The governing body of any town in Yadkin County may by resolution, permit this ordinance to be applicable within its corporate limits. A town may by resolution withdraw its permission to such an ordinance. If it does so, the town shall give written notice to Yadkin County of its withdrawal of permission. Thirty (30) days after Yadkin County receives this notice the County ordinance ceases to be applicable within the town.
(G.S. 153A-122)

ARTICLE IV

PURPOSE

The purpose of this ordinance is to provide minimum standards of planning, design, construction, operation and maintenance of manufactured homes and manufactured home parks in order to provide for the health, safety, and welfare of the citizens of Yadkin County, and to provide for the orderly development of the physical and economic resources of Yadkin County.

DEFINITIONS AND WORD INTERPRETATION

Section 1 - Definitions

- 1.01 Manufactured Home Park: A deeded parcel together with all contiguous or adjoining parcels of land that are owned or controlled by the same person or persons, family, partnership, corporation, company, or similar organization which has been planned or improved for either the placement (through sale, rental, or lease) of three (3) or more manufactured homes for dwelling or sleeping purposes, or three (3) or more land sites for manufactured homes connected by a common road.

This definition does not include farm site manufactured homes used for farm workers and/or manufactured homes used for immediate family members. The County reserves the right to review manufactured home developments to ascertain whether the emerging pattern is consistent with the definition of a manufactured home park. On a case by case basis, the observation of shared similar development patterns shall be viewed as that of a manufactured home park and the regulations herein shall apply.

- 1.02 Existing Manufactured Home Park: Any manufactured home park within the jurisdiction of Yadkin County which is in existence at the time of adoption of this ordinance.
- 1.03 Manufactured Home: A manufactured home is a structure that (a) consists of a single unit completely assembled at the factory or of two (2) (doublewide) or more components, totally assembled at the factory and joined together at the site; and (b) is designed so that the total structure (or each component thereof) can be transported on its own chassis; and (c) is designed to be used as a dwelling and provides complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- 1.04 Manufactured Home Age Requirement: Manufactured homes which are not HUD (Housing and Urban Development) approved (that is manufactured prior to June 15, 1976), may not be brought into Yadkin County from another county or jurisdiction for residential purposes to be placed on a private lot or within a manufactured home park. However, those manufactured homes located in Yadkin County prior to the adoption of this amendment that do not meet the above criteria, may remain in Yadkin County until the manufactured home is removed from the original lot, at which time must be replaced with a HUD approved (June 15, 1976) manufactured home.
- 1.05 Abandoned Automobiles: A vehicle that does not display a current license plate and (1) is partially dismantled or wrecked; or (2) cannot be self-propelled or moved in a manner in which it originally was intended to move, has broken glass and jagged metal edges; and is elevated on jacks or blocks; or is deteriorated to the point that it provides potential areas of child confinement, and breeding areas for rats, mosquitoes, harmful insects and other pests..
- 1.06 Abandoned Electrical Appliances: Electrical tools or equipage that by virtue of age or wear and tear (1) is partially or wholly dismantled or (2) cannot be used in a manner in which was originally intended to move.
- 1.07 Abandoned Manufactured Home: A manufactured home that is not being occupied as a dwelling and does not provide complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
- 1.08 Board of County Commissioners: The Yadkin County Board of Commissioners.
- 1.09 Planning Board: The Yadkin County Planning Board.
- 1.10 Planning Department: The Yadkin County Planning Department.
- 1.11 Health Department: The Yadkin County Health Department.
- 1.12 Inspections Department: The Yadkin County Inspections Department.

- 1.13 Register of Deeds: The Yadkin County Register of Deeds Office **B 502 P 0142**
- 1.14 Fire Marshall: Office of the Yadkin County Fire Marshall
- 1.15 Manufactured Home Space: A plot of land for placement of one (1) manufactured home and structures accessory to that manufactured home within a manufactured home park.
- 1.16 Setback: The required distance between the street right-of-way line or any other lot line to any principal or accessory structure within the manufactured home park. Such setback area shall be unoccupied and unobstructed from the ground upward except as may be permitted elsewhere in this Ordinance.
- 1.17 Structure, Accessory: A structure detached from the manufactured home and customarily incidental and subordinate to that manufactured home.
- 1.18 Travel Trailer: Any vehicular portable structure built on a chassis and designed to be used as a temporary dwelling for travel, recreation, and vacation uses.
- 1.19 Compliance Permit: A statement signed by the Planning Director, or his Designee stating the construction plan, manufactured home, accessory structure or use of the land complies with the manufactured home park ordinance of Yadkin County, North Carolina.
- 1.20 Bona Fide Farm: Ten (10) acres or more that has an annual gross income of One Thousand Dollars (\$1000.00) or more from any Agricultural, Farming, Livestock or Poultry operations, Exclusive of Home Gardens.

Section 2 - Word Interpretation

- 2.01 The word "may" is permissive.
- 2.02 The word "shall" is mandatory.

ARTICLE VI

MANUFACTURED HOME PARK DEVELOPMENT APPLICATION AND REVIEW PROCEDURES

Section 3 - Development Application Requirement

Before developing or expanding a manufactured home park, the owner shall prepare a development application together with any necessary fees as set forth by the Board of County Commissioners for review by the Yadkin County Planning Board and other governmental agencies.

- 3.01 Area Map: The application shall contain a legible area map showing the property to be developed. The area map shall show the following information:
- A. The boundary of the property to be developed.
 - B. The names and deed references of adjoining property owners.
 - C. The location of existing streets, buildings, transmission lines, sewer connection lines, septic tank(s), septic system drainfield(s), bridges, culverts, drainpipes, and easements, to the extent that these may be ascertained from a field inspection of the property.
 - D. Town limits lines, zoning district classifications.
 - E. The name of the fire district serving the property.

F. Basic geographic information about the site, including general topography, proximity to streams, susceptibility to flooding as determined from available flood plain maps, and other characteristics which may impose restrictions on the development of the site.

G. If the park is to be developed in stages, this should be designated on the area map.

3.02 Boundary Survey: The developer shall have prepared by a registered land surveyor a plat boundary survey, which shall meet all requirements for recordation in the office of the Register of Deeds, according to the General Statutes of North Carolina.

3.03 Detailed Development Plan: The application shall contain a detailed development plan showing the following information on a sheet not less than 18" X 24" drawn at a scale of sufficient size to accurately and clearly show all required information:

A. Name of owner and surveyor.

B. Vicinity map inset showing location of park in relationship to near-by towns, communities, and roads.

C. Boundaries of tract to be developed shown with bearings and distances as established by the boundary survey.

D. Site data table, including total square feet in each manufactured home space, total number of home sites, lineal feet of streets, and total acreage of the manufactured home park.

E. Proposed streets, street names, sidewalks, rights-of-way, pavement widths, and approximate grades. Access of 45' to a state road shall be provided and shown.

F. The location of proposed utilities showing connections to existing systems or plans for individual or public water supply, sewage disposal, and park lighting. An alternative well site and room for repair of the septic tank system as specified by the Health Department shall be designated.

G. Other proposed rights-of-way or easements--location, widths, and purposes.

H. Proposed setback lines from property boundaries.

I. Proposed manufactured home sites. All sites shall have boundary dimensions shown and shall have permanently assigned site numbers.

J. Title, date, north arrow, and graphic scale.

K. Proposed stormwater drainage system.

L. Proposed plan for park lighting.

3.04 Other Information: In addition to the area map, boundary survey, and development plan, the application shall contain the following:

A. A copy of any park regulations which the owner proposes to use.

B. A letter from the N.C. Division of Highways Engineer indicating that his office has reviewed the area map and development plan and specifying any problems such as highway access or right-of-way encroachments which need to be resolved prior to approval of the application.

C. A copy of soil/site evaluation(s) and/or improvements permit(s) or certificate(s) of completion from the Health Department as evidence that a septic system can or has been installed according to applicable health codes.

D. A letter from the Yadkin County Fire Marshall indicating that he has reviewed the project with the Director of Emergency Medical Services and stating any problems which need to be resolved prior to approval of the application.

E. Proposed sedimentation control measures (if clearing one (1) acre or more) approved by the N.C. Department of Natural Resources and community Development.

F. Proposed landscaping and garbage containment plans.

G. Certificates or letters of approval from appropriate state agencies if the developer is proposing to install a package waste treatment plant or a public or community water system.

H. A copy of the recorded deed as recorded in the Yadkin County Register of Deeds Office.

3.05 Submission of Application to Planning Board: By the first business day of the month in which the owner is seeking review of his application, the owner shall submit the following to the Secretary of the County Planning Board:

A. Two (2) copies of the complete application, including the area map, the boundary survey, the detailed development plan, and required letters and documents.

B. Ten (10) copies of the detailed development plan and vicinity maps.

3.06 Review of Application by Planning Board: The Planning Board shall begin its review of the application at its first regular meeting following submittal as specified above.

The Planning Board has forty-five (45) days in which to complete its review of the application. During this period, the Planning Board may request additional information from the applicant and may consult with other governmental agencies. Following its review the Planning Board may approve, disapprove, or approve conditionally the application for manufactured home park development.

If the Planning Board disapproves the application or gives conditional approval, the reasons for such action shall be noted in the Board's minutes and the owner shall be notified of the action necessary to gain final approval. The owner may resubmit his application after taking corrective action as required by the Planning Board. In the event that the owner is not able to secure Planning board approval of his corrected application, he may submit his application to the County Manger for its review by the Board of County Commissioners.

3.07 Filing of Documents:

A. Following final approval of the application by the County Planning Board or County Commissioners, the owner shall record the plat survey with the Register of Deeds.

B. A copy of the complete application shall be kept on file, as a public record, in the office of the Planning Department.

ARTICLE VII

MINIMUM DEVELOPMENT STANDARDS

Section 4 - Area and Lot Requirements

4.01 Minimum Area: Each manufactured home park shall be developed on a tract not less than two (2) acres in size and shall contain at least two (2) manufactured home spaces available at first occupancy.

- 4.02 Space Requirements: Each manufactured home space shall consist of a minimum of 30,000 square feet and shall have a minimum continuous width of seventy (70) feet at the building line. Internal and Public right-of-ways shall not be included as part of the manufactured home space. Each manufactured home space may be occupied by only one (1) manufactured home at any time. Each manufactured home space shall have a site number, in 2 1/2" high permanent lettering, attached or painted on or near the electrical service visible from the interior street.
- 4.03 Setbacks: No manufactured home or accessory structure shall be located closer than:
- a. Thirty (30) feet to a State highway or city street right-of-way.
 - b. Thirty (30) feet to the exterior boundary of the park.
 - c. Fifty (50) feet to another manufactured home.
 - d. Twenty-five (25) feet to an internal street in the park.
 - e. All lots shall have a minimum width at the building line of 70 ft. and a minimum width at the street line of 40 ft. Corner lots shall have an extra width of 10 ft. to permit adequate setback from side streets.
- Distances shall be measured from the outermost part of the unit including tongue or towing apparatus. No accessory building shall be permitted within the setback areas
- 4.04 Drainage: Each manufactured home space shall be graded so as to provide proper drainage from the home site. No manufactured home shall be located in an area subject to flooding or within the 100 Year Flood Plain.
- 4.05 Utility Services: Whenever practical, the manufactured home water system should provide a ready connection for firefighting equipment.
- 4.06 Foundations: Each manufactured home unit shall be secured by adequate foundations, tiedowns, and anchors so as to conform to the State of North Carolina Regulations for Manufactured Homes.
- 4.07 Steps and Landings: All manufactured homes whether located in a manufactured home park or on a recorded deeded and platted lot shall have steps and porches constructed at all required exits from the manufactured home so as to conform to the State of North Carolina Regulations for Manufactured Homes and a minimum 3' x 3' landing shall be required at the top of all stairs with any egress and/or ingress door. The Yadkin County Building Inspector shall inspect all steps and landings before an occupancy permit is issued.
- 4.08 Skirting: All manufactured homes whether located in a manufactured home park or on a recorded deeded and platted lot shall be skirted, to completely conceal the area between the floor elevation and the grade beneath the unit. Such skirting shall be of masonry, metal, or vinyl skirting and shall be approved by the Yadkin County Building Inspector before an occupancy permit is issued.
- 4.09 Manufactured Home Age Requirement: Manufactured homes, which are not HUD (Housing and Urban Development) approved (that is manufactured prior to June 15, 1976), may not be brought into Yadkin County from another county or jurisdiction for residential purposes to be placed on a private lot or within a manufactured home park. However, those manufactured homes located in Yadkin County prior to the adoption of this amendment that do not meet the above criteria may remain in Yadkin County until the manufactured home is removed from the original lot, at which time must be replaced with a HUD (June 15, 1976) approved manufactured home.

Section 5 - Streets and Parking

- 5.01 All streets within the manufactured home park shall be paved with concrete or asphalt or provided with an all-weather surface of at least four (4) inches of compacted crushed stone on a well compacted sub-base to a continuous width of twenty (20) feet minimum. Expanding parks shall have 180 days from the commencement of the expansion activities to meet the requirements of the section. All access streets shall have a continuous right-of-way width of forty-five (45) feet minimum with base and surface equal to the interior streets. All streets shall have a minimum vertical clearance of fourteen (14) feet. No dead-end street shall have a length exceeding 500 feet without an appropriately sited "Dead End Street" sign.

- 5.02 Off-Street Parking: Each manufactured home space shall have two (2) off-street parking spaces. Required parking spaces shall be included within the minimum square footage required for each manufactured home space. The driveway and parking spaces shall meet the same requirements as the streets in 5.01 above.
- 5.03 Cul-de-sac: Dead-end streets of at least 200 feet or more shall be provided with cul-de-sacs with a minimum of sixty (60) feet in diameter of the paved or graveled surface.
- 5.04 Access: No manufactured home space may have direct access to any public street. Each lot shall have direct access to an internal street of the park.
- 5.05 Street Names and Street Signs: Permanent street names shall be assigned to all internal streets. Such street names shall not be similar in name to any existing road name in Yadkin County and must be approved by the Planning Department.
- 5.06 Fire Lanes: Fire lanes shall be at least twenty (20) feet in width with the edge of the interior roadways.

Section 6 - Miscellaneous Minimum Requirements

- 6.01 Landscaping: All manufactured home parks shall be screened from all adjoining lots, excluding one hundred (100) feet on each side of the entrance roadway into the manufactured home park. Screening may be in the form of an evergreen tree buffer strip or an opaque wall or fence. When trees are used for screening, only varieties which bear limbs and foliage down to within one (1) foot of ground level shall be allowed. Trees installed as a planted screen shall be evergreen and of a variety which are a minimum of three (3) feet when planted and which can be expected to reach a height of at least six (6) feet within four (4) years from planting and shall be spaced no more than eight (8) feet apart. When the screening provided is in the form of a wall or fence, such wall or fence shall be opaque. The wall shall be a minimum of six (6) feet in height as measured from the ground. Any combination of these methods may be employed to achieve the intent of this section. It shall be the responsibility of the manufactured home park owner to functionally maintain any screening required by this Ordinance.
- 6.02 Refuse Collection: The owner shall provide a refuse collection system, maintained in a sanitary condition, which does not create a nuisance, and conforms to all applicable municipal, county and state solid waste rules and regulations.
- 6.03 Plumbing Installation Standards: Plumbing installations in manufactured home parks shall meet the requirements of the North Carolina State Building Code.
- 6.04 Grounds Maintenance: Parks shall be maintained free of abandoned automobiles parked or stored within any manufactured home park for a period exceeding five (5) days, abandoned manufactured homes, electrical appliances, debris, discarded household furnishings, ect., which may provide rodent harborage or breeding places for flies, mosquitoes and other pests. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers, and other noxious insects. Open areas shall be maintained free of heavy undergrowth. It shall be the park owner's responsibility to ensure adequate provisions are made to dispose of such items and prevent any unsightly accumulations of said items.

ARTICLE VIII

INSTALLATION OF IMPROVEMENTS

Section 7 - Requirements for Installation

Following an approval letter by the Planning Director, the owner may proceed to install the manufactured home park improvements as specified in the approved plans. The intent of this letter is to authorize the construction of the park according to the approved plans and shall not be construed to entitle the owner to

offer spaces for rent or lease, or to operate a manufactured home park as defined in this ordinance until construction has been completed and has been inspected by the Yadkin County Planning Department and the Yadkin County Health Department. Improvements may be installed in stages, if this was specified in the park development application and subsequently approved.

The Yadkin County Inspections Department shall not issue a permit to connect electricity to a manufactured home until the park or specified stage of the park has been completed in compliance with this ordinance and a Compliance Permit is issued by the Planning Department.

Section 8 - Maintenance

Compliance with all the Articles of this ordinance and continuing maintenance and upkeep of the park are responsibilities of the owner. If the owner fails to maintain the park and allows it to fall below the development standards specified herein, the Planning Director may revoke the parks Compliance Permit until the substandard violation is corrected or may recommend to the Planning Board that the compliance permit be revoked. After a Compliance Permit is revoked by the Planning Director, the owner shall be entitled to a public hearing before the Planning Board.

After hearing the testimony of the Planning Director, the owner, and other persons who have information pertinent to the case, the Planning Board may:

- a. Overrule the Planning Director's decision/recommendation.
- b. Prepare a list of corrective actions which the owner shall make within a time specified by the Planning Board.
- c. Find in favor of the Planning Director's decision and recommend to the County Commissioners that the permit remain/be revoked.

If the County Commissioners receive a recommendation of permit revocation from the Planning Board, the County Commissioners shall schedule a public hearing on the recommendation. Following the public hearing the County Commissioners may:

- a. Overrule the Planning board's recommendation.
- b. Prepare a list of corrective actions which the owner shall make within a time specified by the County Commissioners.
- c. Revoke the owner's Compliance Permit.

In the event that a permit is revoked, and until a new Compliance Permit is issued the Inspections Department shall issue no permits for the placement of manufactured homes in the park, and the County may seek other relief as the courts may provide.

Notwithstanding the foregoing provisions of Section 8 of this ordinance, if, for any reason, a sewage treatment and disposal system falls into disrepair, such system shall not be used again until it meets all of the provisions of 10 NCAC Section .1900 and all provisions of Article 11 of Chapter 103A of the General Statutes.

ARTICLE IX

EXCEPTIONS AND VARIANCES

Section 9 - Exceptions

9.01 Existing Manufactured Home Parks: Manufactured home parks existing at the time of the last amendment to this ordinance shall comply with the regulations and minimum standards listed below:

- a. Skirting: All manufactured homes placed within the jurisdiction of the county after the effective date of this ordinance, located in a manufactured home park shall be skirted to completely conceal the area between the floor elevation and the grade beneath the unit. Such skirting shall be of masonry, metal, or vinyl skirting and shall be approved by the Yadkin County Building Inspector before an occupancy permit is issued.

b. **Streets and Parking:** All streets and parking spaces within the manufactured home park shall be maintained with pavement or a good sub-compacted base of gravel.

c. **Refuse Collection:** The owner shall provide and maintain a refuse collection system, that conforms to all applicable municipal, county and state solid waste rules and regulations.

d. **Grounds Maintenance:** Parks shall be maintained free of abandoned automobiles, parked or stored within any manufactured home park for a period exceeding five (5) days, electrical appliances, household refuse, discarded or scattered debris, discarded household furnishings, etc., which may provide rodent harborage or breeding places for flies, mosquitoes and other pests. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers, and other noxious insects. Open areas shall be maintained free of heavy undergrowth. It shall be the park owner's responsibility to ensure adequate provisions are made to dispose of such items and prevent any unsightly accumulations of said items. Abandoned manufactured homes shall not be located in a manufactured home park. It shall be the property owner's responsibility to remove and dispose of the abandoned manufactured home.

Parks which are under actual physical construction at the time of adoption of this ordinance, but which are less than 50% complete as determined by the Planning Director shall comply with this ordinance. Parks which are unoccupied for a continuous period of one year shall be required to meet the minimum standards of this ordinance before re-opening

In order for an existing manufactured home park to be grandfathered, the park owner shall within 120 days register the manufactured home park with the Yadkin County Planning Department. If the park is not registered within the grace period, whenever the owner request additional spaces, a change of manufactured homes, etc., he shall bring the entire park up to current code.

9.02 **Farm Site Manufactured Homes:** Three or more manufactured homes may be situated on a tract of land other than a manufactured home park if said homes are, in fact, situated on a bona fide farm and are used specifically to house farm labor. Notarized statements to that effect shall be provided to the Secretary of the Planning Board for approval by the Yadkin County Planning Board. Renting manufactured homes to other than farm support laborers and families shall be a violation of this Ordinance.

9.03 **Principle Residence Manufactured Homes:** Up to (3) manufactured homes may be situated on a tract of land other than a manufactured home park if a single family dwelling is the principal residence of the owner(s) of the tract of land. A Letter of Intent to the effect that the dwellings are for the immediate family or farm workers shall be provided to the Secretary of the Planning Board for approval by the Yadkin County Planning Board. Property owners who are signatories to these Letters of Intent are required to renew annually during the month of January.

Section 10 - Variances

Where, because of topographical or other conditions peculiar to the site, strict adherence to the provisions of the regulations of this ordinance would cause an unnecessary hardship, the Planning Board or the Board of County Commissioners may authorize a variance, if such variance can be made without destroying the intent of this ordinance. Any variance thus authorized is required to be entered in writing in the Minutes of the Planning Board or of the Board of County Commissioners and the reasoning on which the departure was justified set forth.

ARTICLE X

REMEDIES

Section 11 - Remedies

In addition to the provisions of Section 8 of this ordinance, the ordinance may be enforced by each and every remedy enumerated in the General Statutes (153A-123) of North Carolina. In addition to other remedies,

the Planning Director, any person damaged by a violation of this ordinance, or any appropriate county authority may institute an injunction, order of abatement, or other appropriate action in proceeding to prevent the violation.

SECTION 12 Transferability:

Every person holding a permit shall give notice in writing to the Planning Director within twenty-four (24) hours after having transferred, or otherwise disposed of interest in or control of any manufactured home park. Such notice shall include the Name and Address of the person succeeding to the ownership or control of the manufactured home park. The new owner(s) shall within seven (7) days after transfer of the property submit an application in writing for transfer of the permit. A temporary permit shall be issued after an inspection by the Yadkin County Planning Department to determine the extent of nonconformities. All nonconformities shall be brought into compliance with Article VII Minimum Development Standards within 180 days (excluding Space Requirements (Section 4.02) and Setbacks (Section 4.03) of the Ordinance. The Yadkin County Planning Department may make periodic inspections to evaluate the progress being made to bring the park into compliance.

ARTICLE XI

LEGAL STATUS PROVISIONS AND EFFECTIVE DATA

Section 13 - Amendments:

This ordinance may be amended from time to time by the Board of County Commissioners as herein specified, but no amendment shall become effective unless it shall have been proposed by or shall have been submitted to the Planning Board for review and recommendation. The Planning Board shall have forty-five (45) days within which to submit its report. If the Planning Board fails to submit a report within the specified time, it shall be deemed to have approved the amendment.

Section 14 - Severability:

Should any section or provision of this ordinance be decided by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part as declared to be unconstitutional or invalid.

Section 15 - Conflict With Other Laws:

In interpreting and applying the provisions of this Ordinance, said provisions shall be held to be the minimum requirements for promoting the intent of this Ordinance. This Ordinance is not intended to interfere with, abrogate, or annul other rules, regulations, or ordinances of the County. However, if the requirements of any other lawfully adopted rules, regulations, or ordinances of the County of Yadkin or the State of North Carolina conflict with this ordinance, the more restrictive or that imposing the higher standards shall govern.

Section 16 - Violations:

Any person, firm or corporation who violates any provisions of this Ordinance shall, upon conviction, be guilty of a misdemeanor and shall be fined not exceeding fifty (\$50) dollars or imprisoned not exceeding thirty (30) days. Each day that a violation continues to exist shall be considered to be a separate offense, provided the violation is not corrected within thirty (30) days after notice of the violation has been given, as provided by G.S. 14-4.

In addition to the other remedies cited in this Ordinance for the enforcement of these provisions, these regulations may be enforced through the issuance of citations by Yadkin County. These citations shall be in the form of a civil penalty. The County may recover this penalty in a civil action in the nature of a debt if the offender does not pay the penalty within seventy-two (72) hours after being cited for a violation. In addition, failure to pay the civil penalty within seventy-two (72) hours may subject the violator to criminal charges.

The following civil penalties are established for violations under this section:

Warning Citation	Correct Violation Within Ten (10) Days
First Citation	\$25.00
Second Citation For Same Offence	\$50.00
Third And Sequential Citations For Same Offense	\$50.00

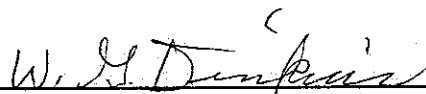
These civil penalties are in addition to any other penalties which may be imposed by a court of law for violation of the provisions of this Ordinance.

In addition to the foregoing enforcement provision, this Ordinance may be enforced by any remedy provided in North Carolina General Statutes 153A-123, including, but not limited to, all appropriate equitable remedies issued from a court of competent jurisdiction in G.S. 153A-123 (d) and particularly the remedy of injunction and order of abatement as allowed by N.C.G.S. 153A-123 (e).

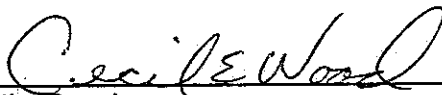
Section 17 - Effective Date:

Duly adopted by the Yadkin County Board of Commissioners, Yadkin County, North Carolina.
This Ordinance shall take effect and be in force on September 1, 2000.

Adopted this 21st day of August 2000.



Chairman, Yadkin County Board of Commissioners



Clerk to the Board

RB502 P0150